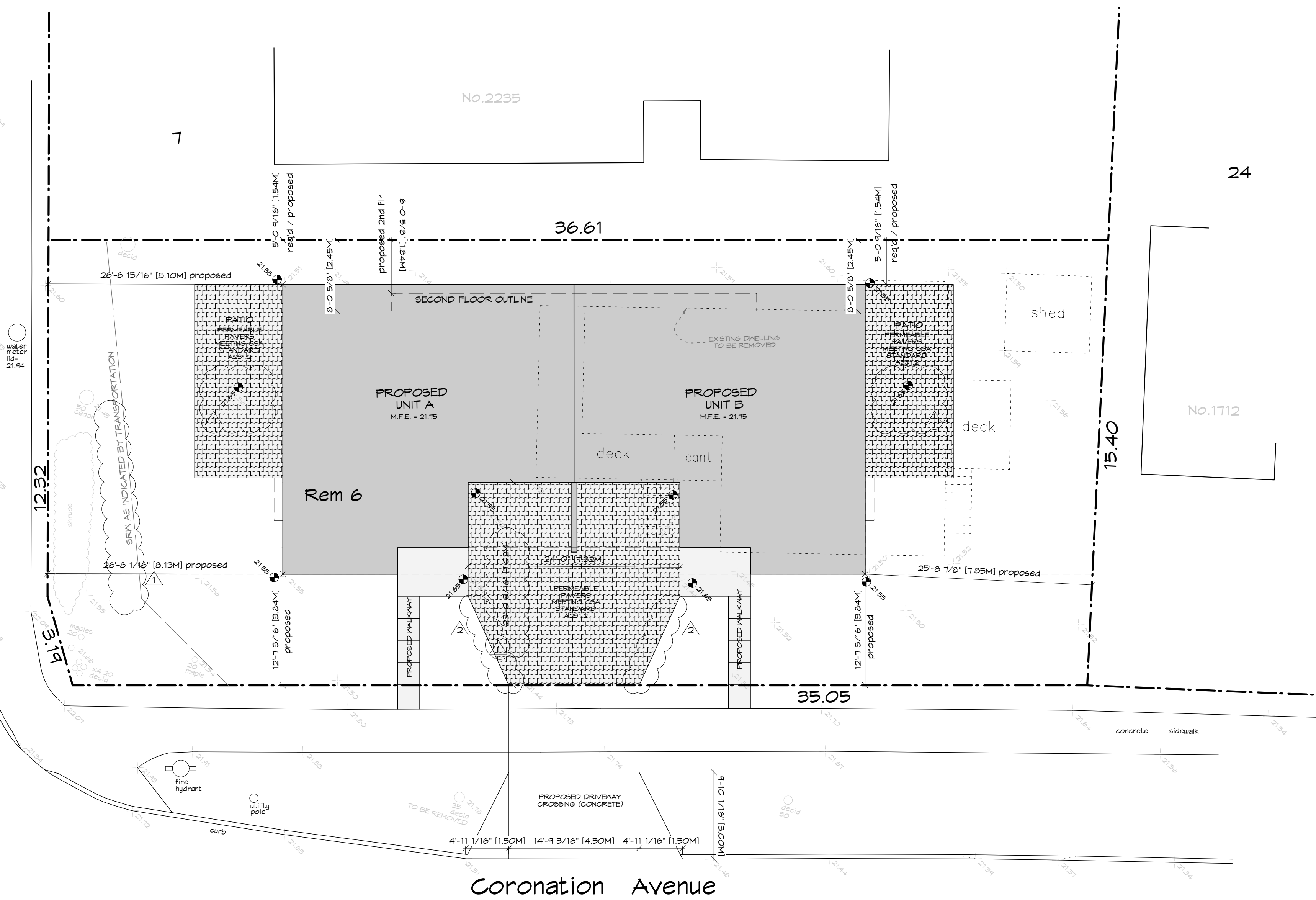
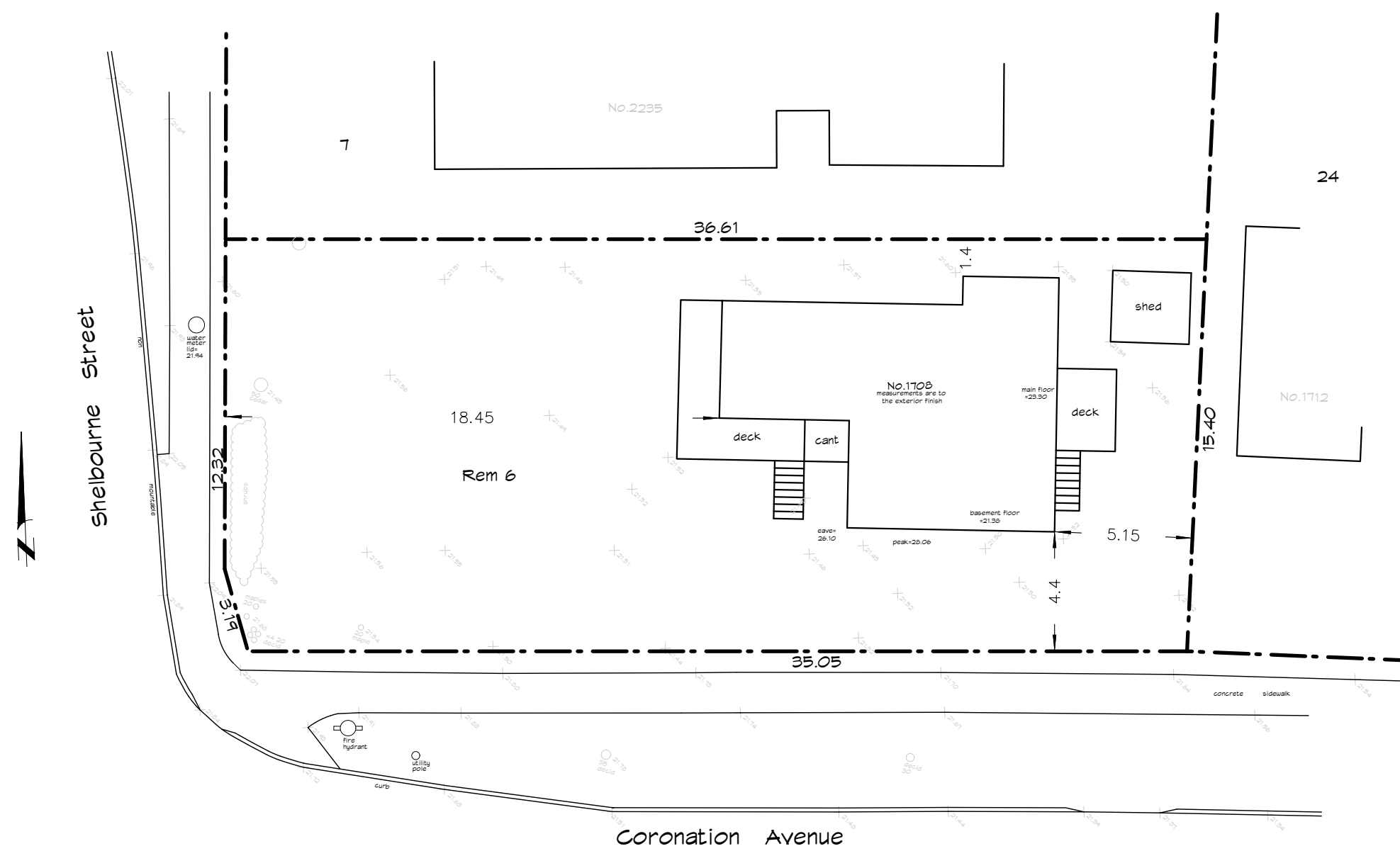


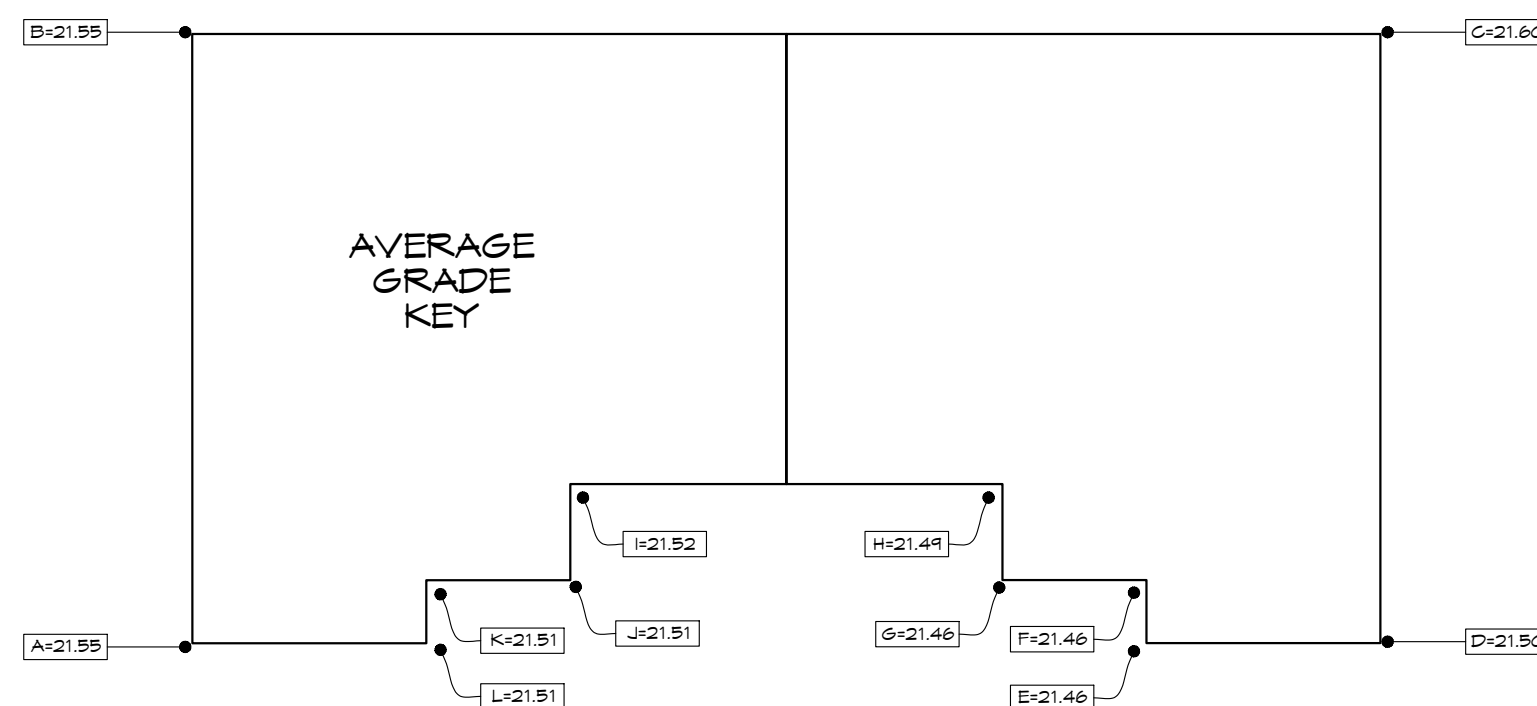
Shelbourne Street



Proposed Site Plan
SCALE 1:100



Existing Site Plan
SCALE 1:200



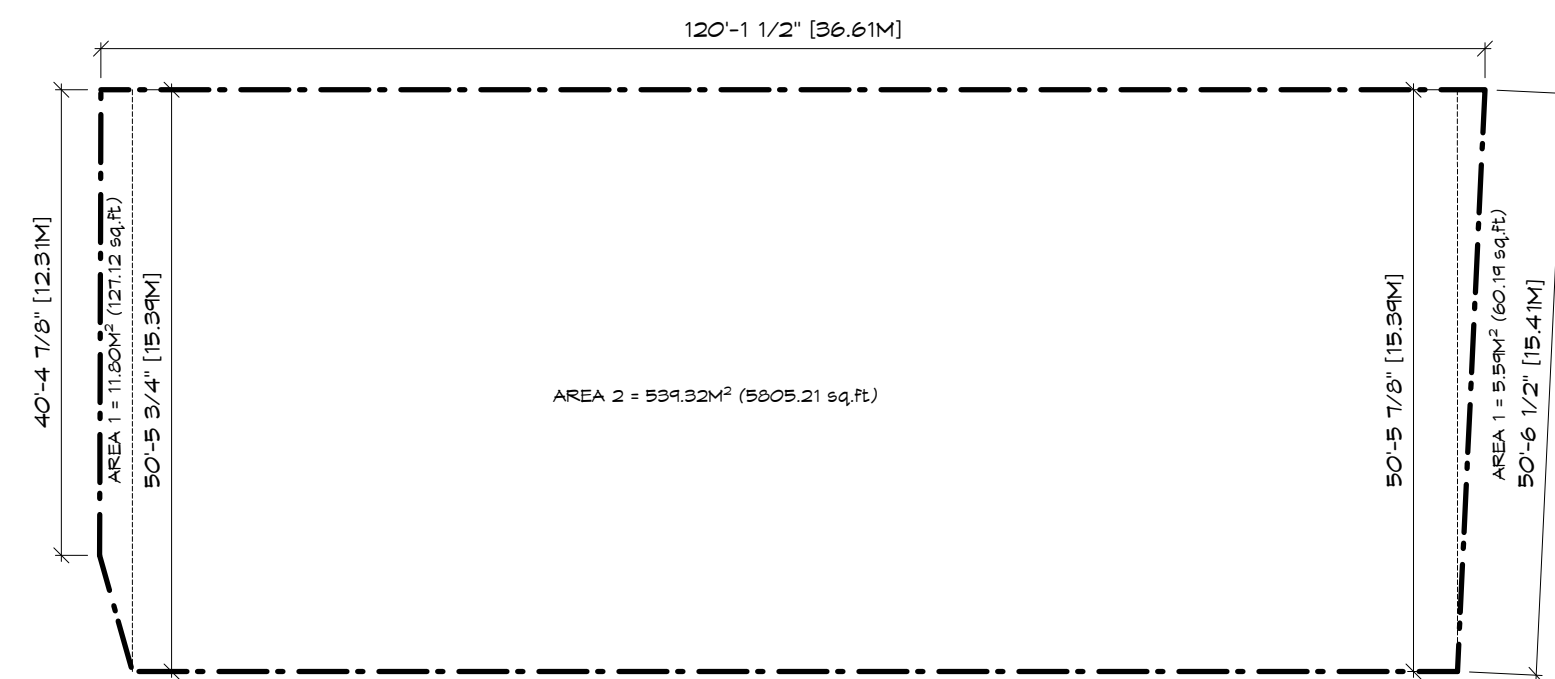
1708 Coronation Ave - Average Grade Calculation							
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Average grade (total factors / perimeter)
AB	21.55	21.55	21.55	10.31	222.18	1426.56	66.23
BC	21.55	21.60	21.58	20.12	434.09		
CD	21.60	21.50	21.55	10.31	222.18	1426.56	66.23
DE	21.50	21.46	21.48	6.40	137.47		
EF	21.46	21.49	21.48	2.69	57.77	1426.56	66.23
FG	21.49	21.52	21.51	7.31	157.20		
GH	21.52	21.51	21.52	2.69	57.88	1426.56	66.23
HA	21.51	21.55	21.53	6.40	137.79		
TOTAL				66.23	1426.56		21.54

SITE DATA - PROPOSED LOT A AND LOT B - 1708 CORONATION

LEGAL DESCRIPTION - LOT 6, BLOCK 1, SECTION 16, VICTORIA DISTRICT, PLAN 375, EXCEPT PART IN PLAN 30150

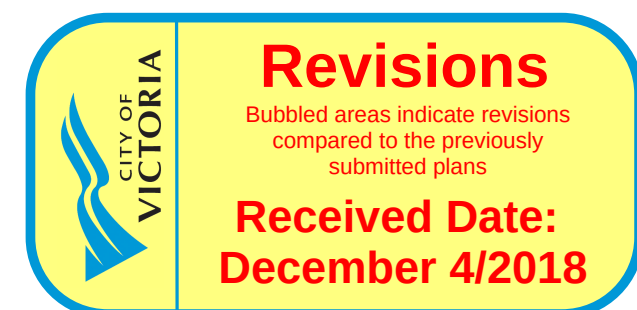
EXISTING ZONING - R1-B
PROPOSED ZONING - R2

	REQUIRED	PROPOSED	COMMENTS
LOT AREA	555.00 M ²	556.76 M ² (5992.89 FT ²)	
LOT AREA PER DWELLING	277.50 M ²	278.38 M ² (2996.45 FT ²)	
LOT WIDTH	15.00 M	36.65 M (120.24')	△
LOT DEPTH (AVG.)		15.36 M (50.39 FT)	
FRONT YARD AREA		136.95 M ² (1474.09 FT ²)	
REAR YARD AREA		56.30 M ² (605.96 FT ²)	
SETBACKS			
FRONT	1.50 M	3.84 M (12.60')	VARIANCE
REAR	35% LOT DEPTH	1.54 M (5.05')	VARIANCE
SIDE (west) FLANKING STREET	10% LOT WIDTH (3.67 M2)	3.10 M (26.57')	△
SIDE SOUTH (east)	10% LOT WIDTH (3.67 M2)	1.85 M (25.75')	
SIDE (COMBINED)	4.50 M	15.95 M (52.33')	
AVERAGE GRADE		21.54 M	
BUILDING HEIGHT	1.60 M	1.51 M (24.64')	
STOREYS	2 STOREYS	2 STOREYS	
FLOOR AREA			
UPPER FLOOR		152.08 M ² (1637.02 FT ²)	
MAIN FLOOR		110.05 M ² (1184.58 FT ²)	△
ATTACHED GARAGE		52.51 M ² (565.22 FT ²)	
GARAGE ALLOWANCE	-18.58 M ² per req'd stall	-37.16 M ² (-400.00 FT ²)	
TOTAL FLOOR AREA	280.00 M ²	217.48 M ² (2346.82 FT ²)	
FLOOR AREA RATIO	0.50	0.498	
SITE COVERAGE	40.00 %	34.16 %	
OPEN SITE SPACE	30.00% OF THE LOT	58.68 %	
OPEN SITE SPACE REAR YARD	33.00% OF REAR YARD	100.00 %	
PARKING	2 SPACE	2 COVERED, 2 UNCOVERED	
VARIANCES			
FRONT	1.50 M	3.84 M (12.60')	3.66 M (12.00')
REAR	35% LOT DEPTH (10.10 M min)	1.54 M (5.05')	9.16 M (30.05')



Lot Depth Key Plan
SCALE 1:200

Lot Depth Calculation					
	Depth 1 (m)	Depth 2 (m)	Avg.	Area (m ²)	Weighted Avg.
Area 1	12.31	15.39	13.85	11.80	163.43
Area 2	15.39	15.39	15.39	539.32	8300.1348
Area 3	15.39	15.41	15.40	5.59	86.086
			total	556.71	8549.6508
			Avg Depth		15.36



DRAWING LIST

- DP1 SITE PLAN, EXISTING SITE PLAN, SITE DATA
- DP2 LANDSCAPE PLAN
- DP3 FLOOR PLANS, ELEVATIONS & SECTION
- DP4 STREETScape AND COLOUR SELECTIONS

REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
△	PATIO PAVING, SRV ADDED, REVISED SITE DATA, PARKING ISLE	OCT. 22/18		
△	REVISED DRIVEWAY GEOMETRY	NOV. 16/18		
				DP1
				Proj.No. -

ISSUED FOR ZONING
COMMENTS
DECEMBER 4, 2018



1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
Fax: (250) 360-2115

Drawn By: L.HORVAT

Date: October 10, 2017

Scale: AS NOTED

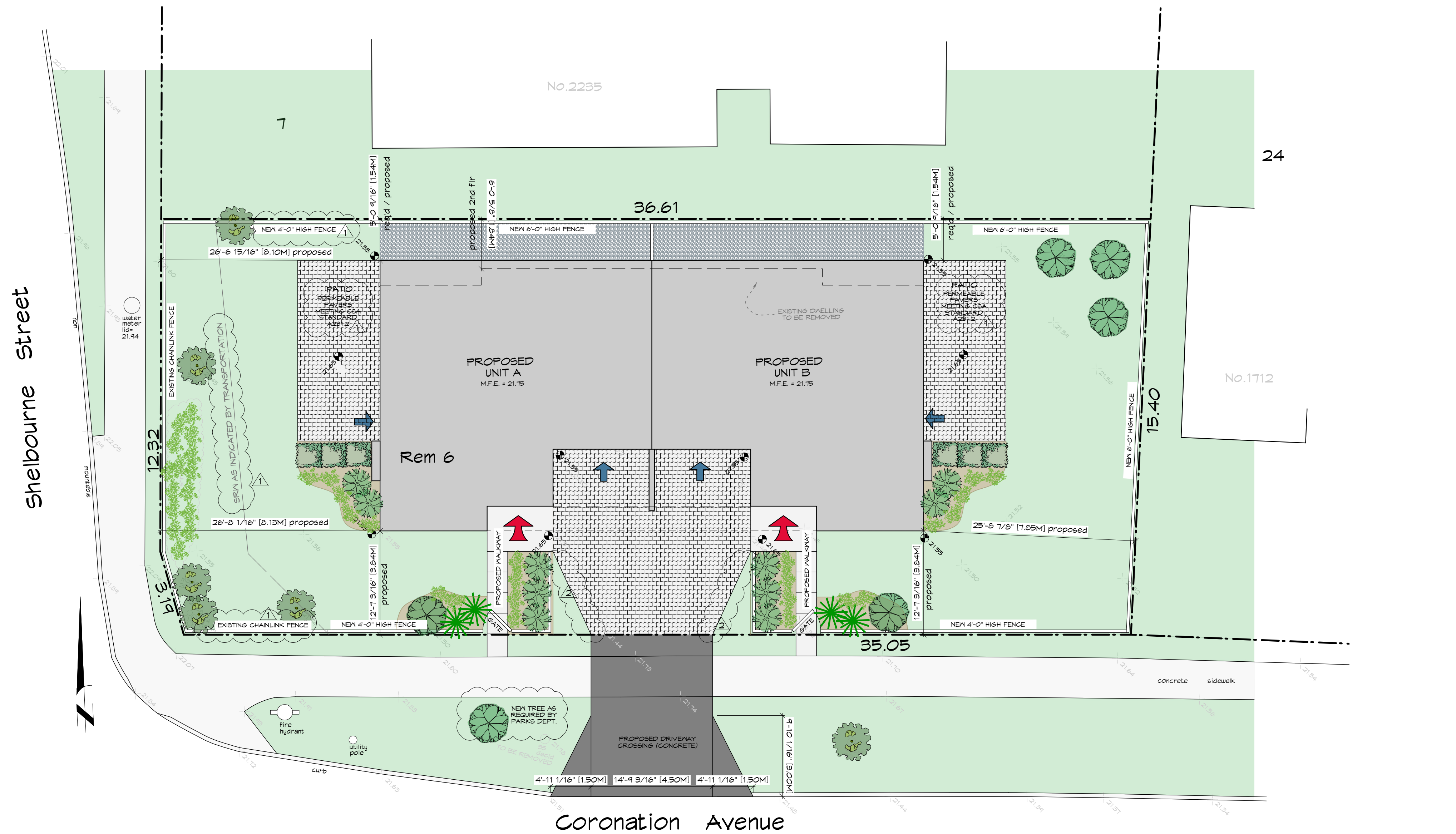
Project:
1708
CORONATION AVE
REZONING

Title:
SITE PLAN, EXISTING
SITE PLAN AND SITE
DATA

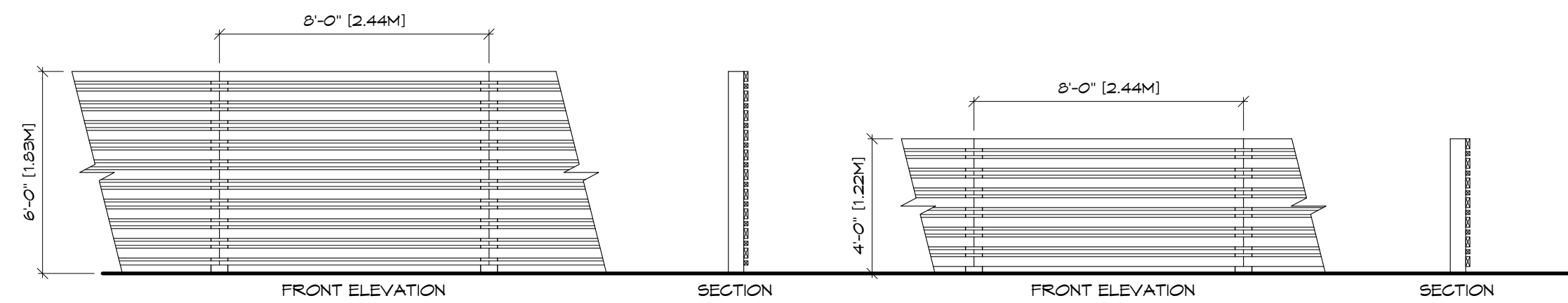
Revision:

Sheet:

DP1
Proj.No. -



Proposed Landscape Plan
SCALE 1:100



Proposed Fence Design
SCALE 1/4" = 1'-0"

LANDSCAPE PLAN LEGEND

TREES AND SHRUBS

EXISTING TREE NEW TREE NEW SHRUBS GROUNDCOVER PLANTS

GROUNDCOVER

MULCH LAWN GRAVEL

RAISED PLANTER

HARD LANDSCAPING

PERMEABLE PAVERS BROOM FINISHED CONCRETE CONCRETE PAVERS

EXISTING SIDEWALK PAVING

FENCE

EGRESS

PRIMARY EGRESS SECONDARY EGRESS

NOTES:

1. LANDSCAPING INDICATED IS CONCEPTUAL ONLY AND REQUIRES INSTALLATION BY A QUALIFIED LANDSCAPING CONTRACTOR.
2. CONTRACTOR TO IDENTIFY UTILITIES PROVIDED THROUGH UNDERGROUND WIRING AND AVOID CONFLICT WITH EXCAVATIONS.
3. ALL LANDSCAPING SHALL BE PERFORMED TO BCSLA, BCLNA STANDARDS.
4. ALL EXISTING TREES TO REMAIN, UNLESS NOTED OTHERWISE.
5. WOOD FENCE TO BE MAX HEIGHT OF: 1.20M (4'-0") BETWEEN FRONT PROPERTY LINE AND FRONT OF BUILDING 1.20M (4'-0") BETWEEN FRONT OF BUILDING AND REAR PROPERTY LINE

ISSUED FOR ZONING
COMMENTS
DECEMBER 4, 2018

ZEBRADESIGN

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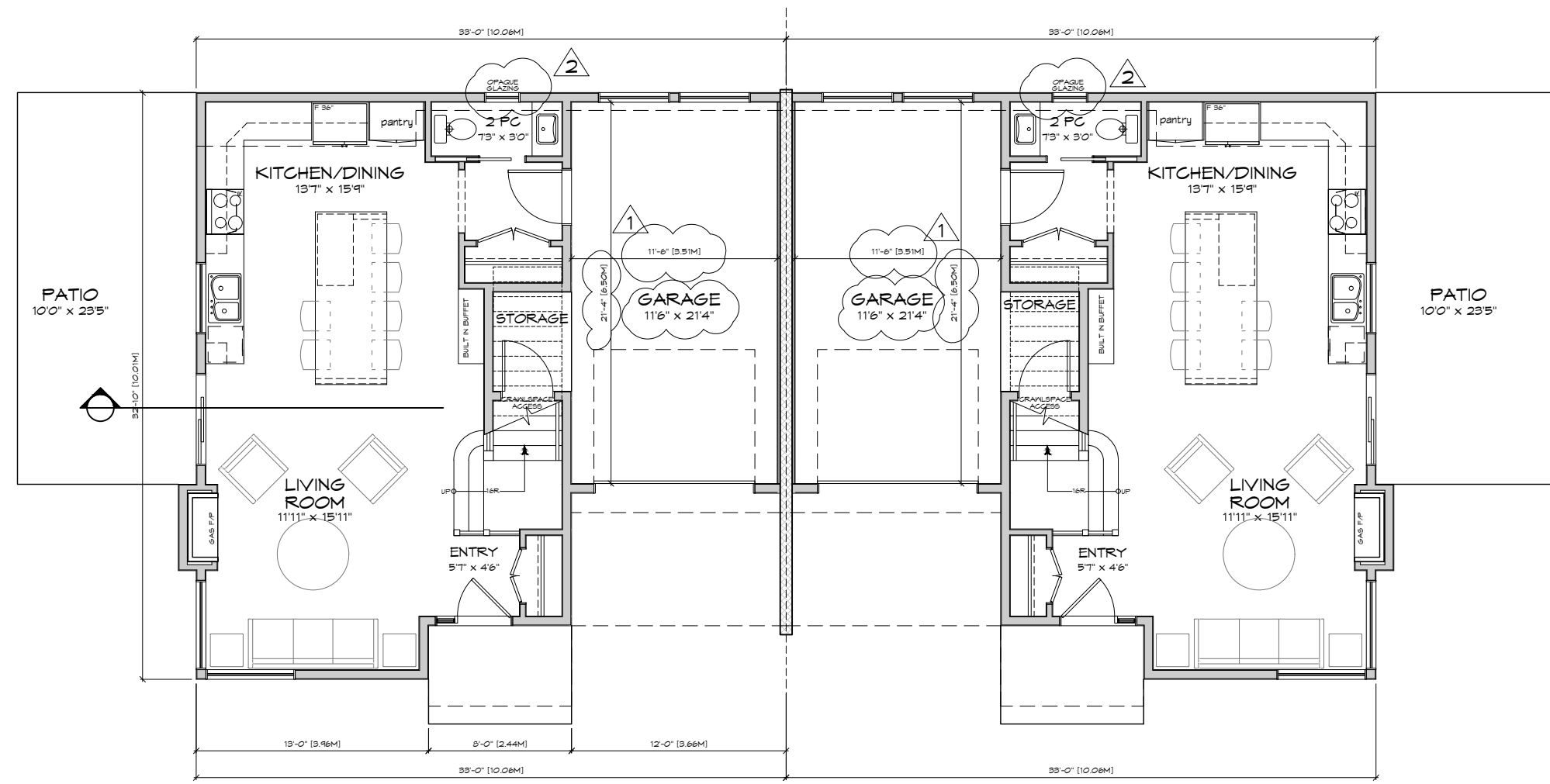
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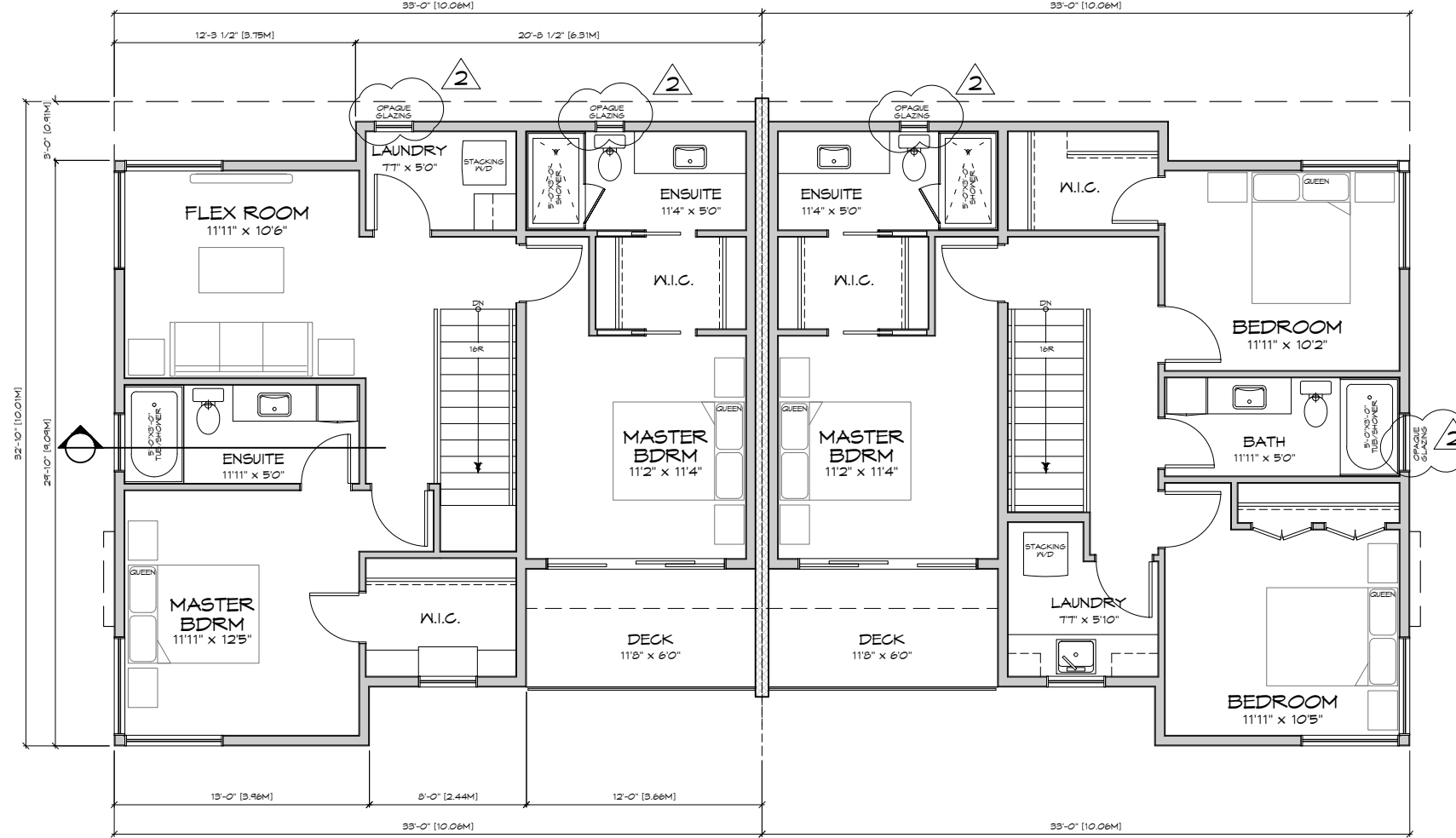
Project:
1708
CORONATION AVE
REZONING

Title:
LANDSCAPE PLAN

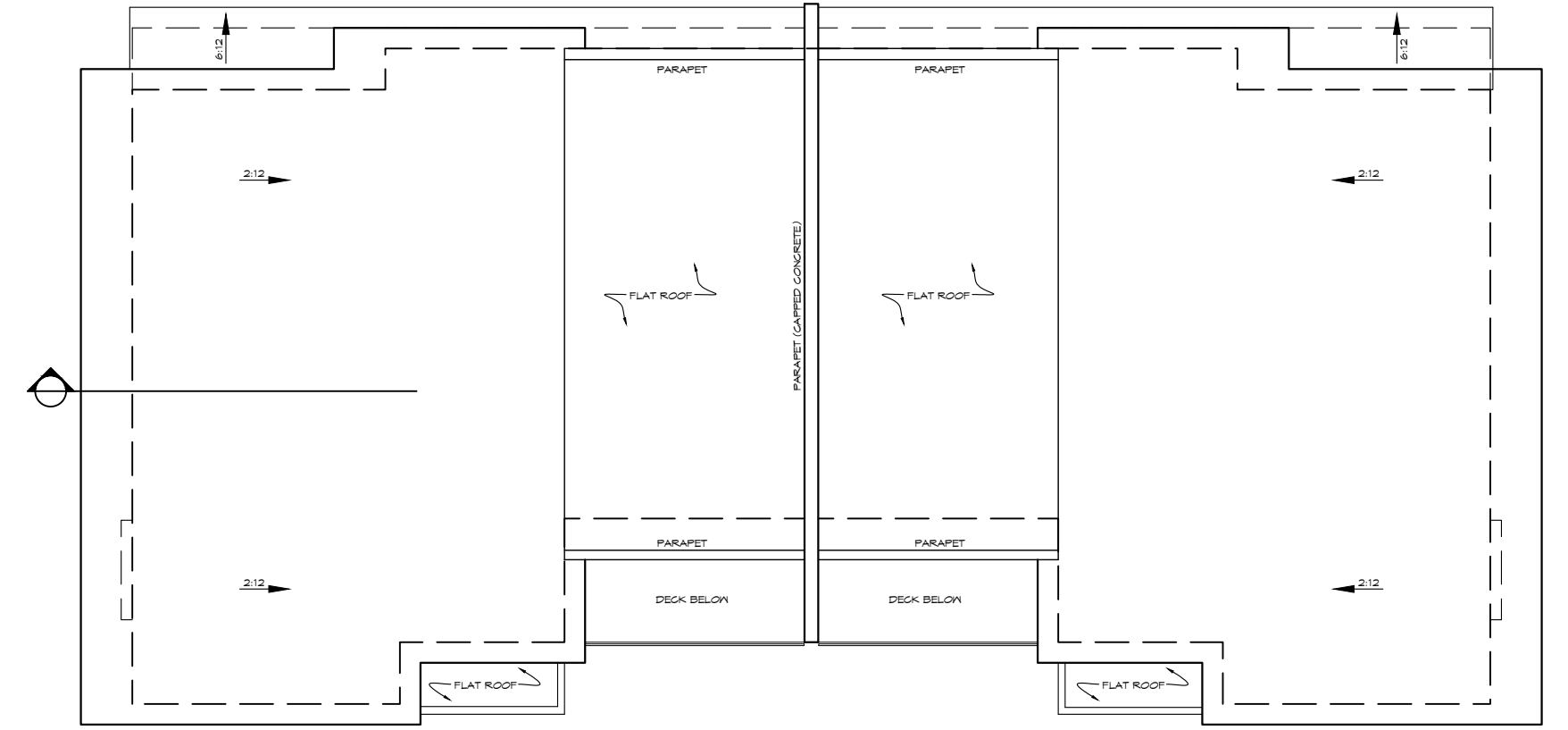
REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	PATIO PAVING, SRW ADDED, FENCING (CHANGED/REMOVED), BOULEVARD TREE INDICATED,	OCT. 22/18		DP2
2	REVISED DRIVEWAY GEOMETRY	NOV. 26/18		Proj.No. -



Proposed Main Floor Plan
SCALE 1:100



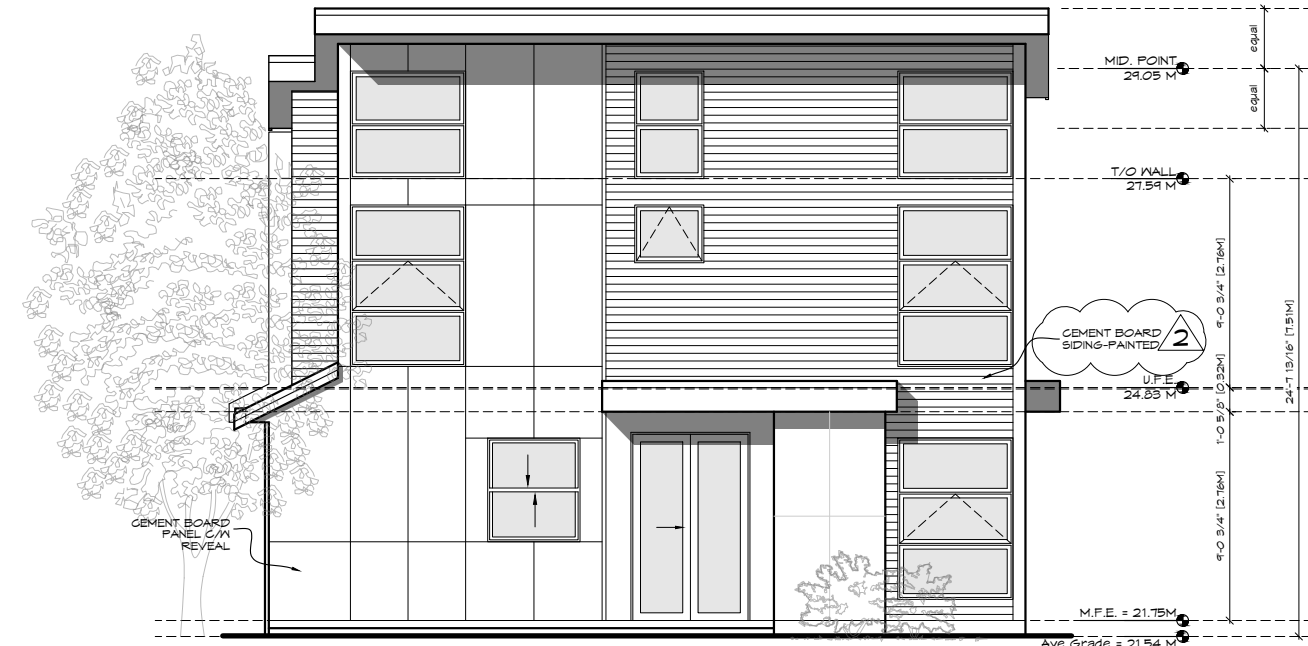
Proposed Upper Floor Plan
SCALE 1:100



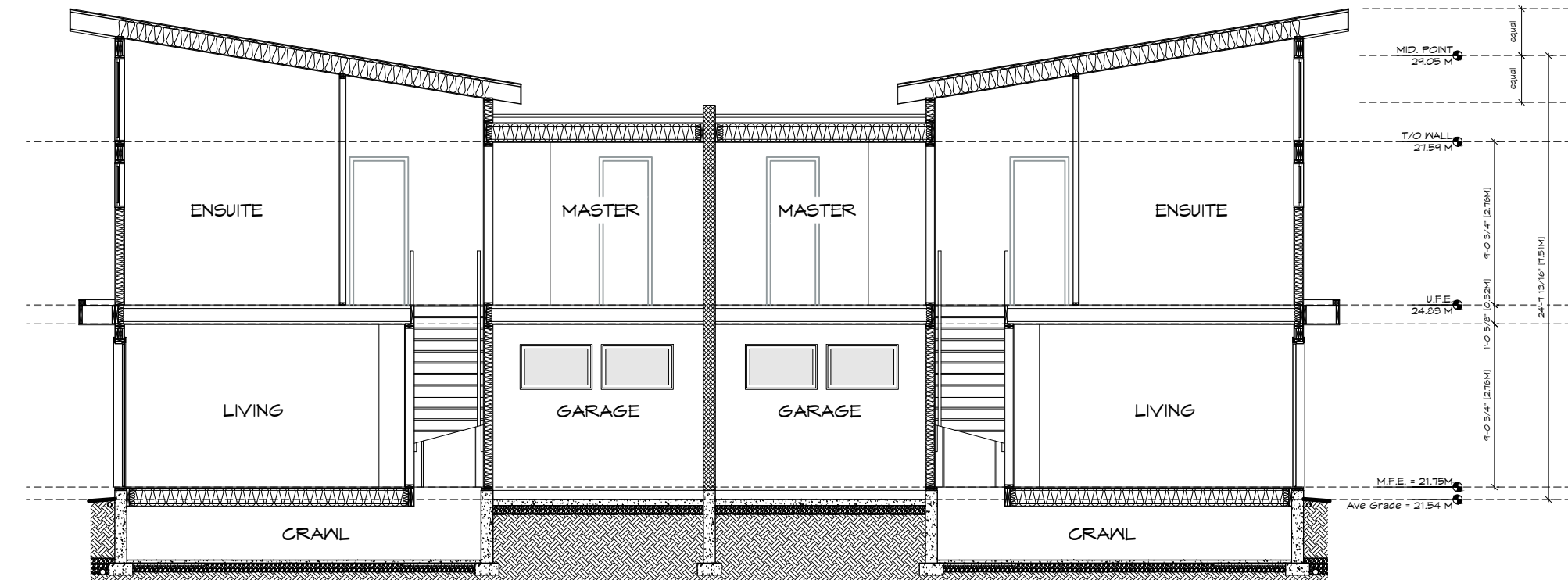
Proposed Roof Plan
SCALE 1:100



FRONT ELEVATION



SIDE ELEVATION - WEST



Building Section
SCALE 1:100



REAR ELEVATION



SIDE ELEVATION - EAST

MAXIMUM GLAZING CALCULATION - WALL A (COMBINED)			
DISTANCE TO PROPERTY LINE	1.04 M (3.07')		
EXPOSED BUILDING FACE AREA	30.15 M ² (321.00 SF)		
GLAZING AREA	2.78 M ² (30.00 SF)		
PERCENTAGE	9.04% (ALLOWED 10.04%)		

MAXIMUM GLAZING CALCULATION - WALL B (COMBINED)			
DISTANCE TO PROPERTY LINE	1.04 M (3.07')		
EXPOSED BUILDING FACE AREA	34.50 M ² (370.07 SF)		
GLAZING AREA	1.14 M ² (12.24 SF)		
PERCENTAGE	2.90% (ALLOWED 11.04%)		

MAXIMUM GLAZING CALCULATION - WALL C (COMBINED)			
DISTANCE TO PROPERTY LINE	1.04 M (3.07')		
EXPOSED BUILDING FACE AREA	51.80 M ² (556.80 SF)		
GLAZING AREA	4.50 M ² (48.50 SF)		
PERCENTAGE	1.55% (ALLOWED 0.02%)		

Exterior Elevations
SCALE 1:100

ISSUED FOR ZONING
COMMENTS
DECEMBER 4, 2018



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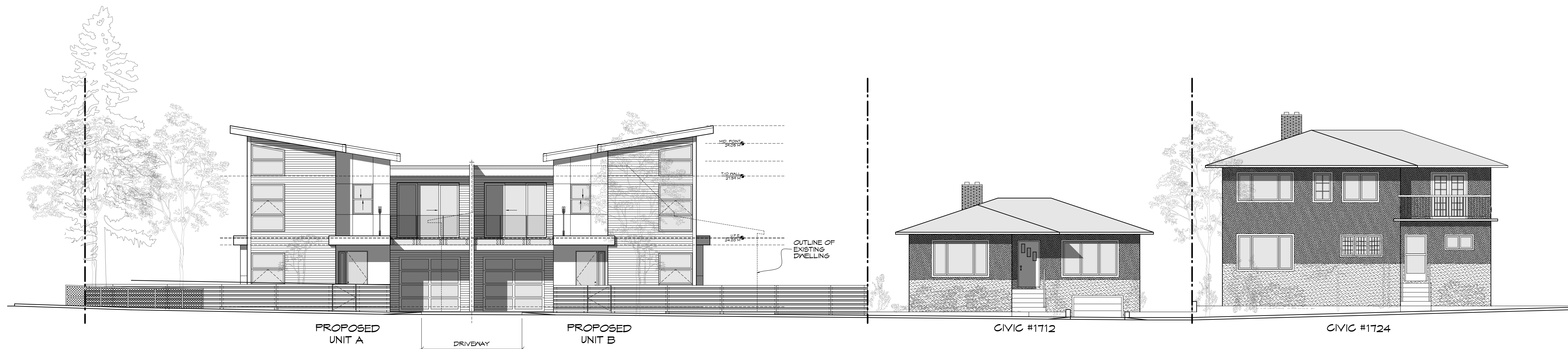
Date: October 10, 2017

Scale: AS NOTED

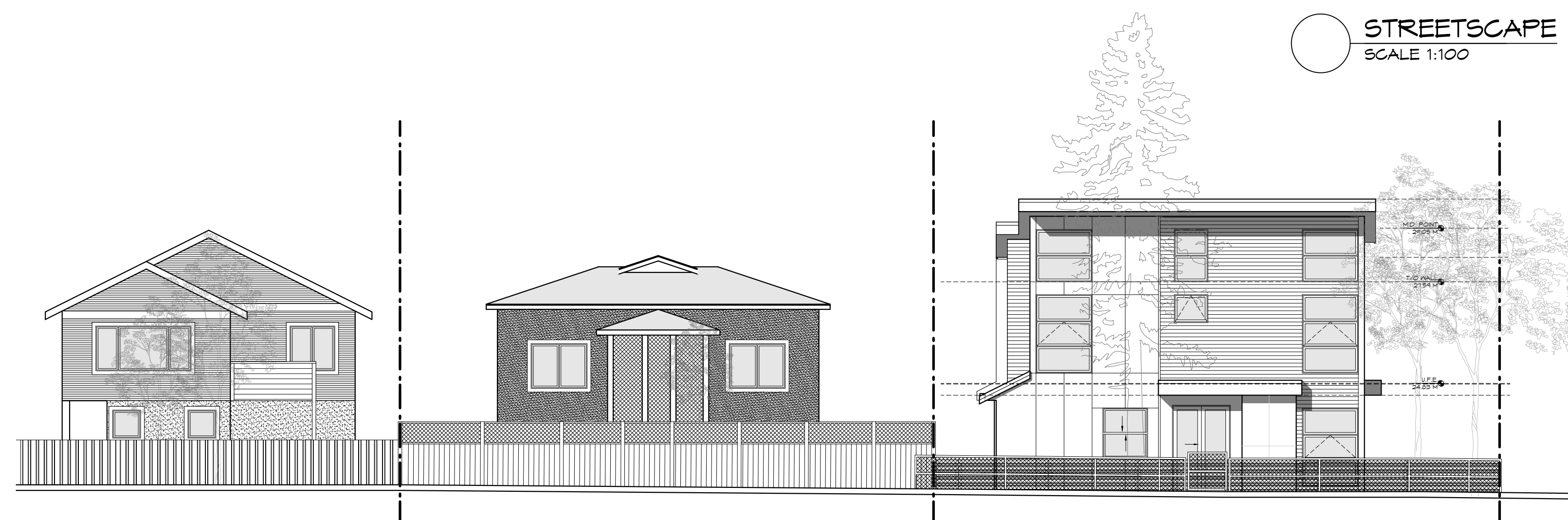
Project:
1708
CORONATION AVE
REZONING

Title:
PLANS,
ELEVATIONS AND
SECTION

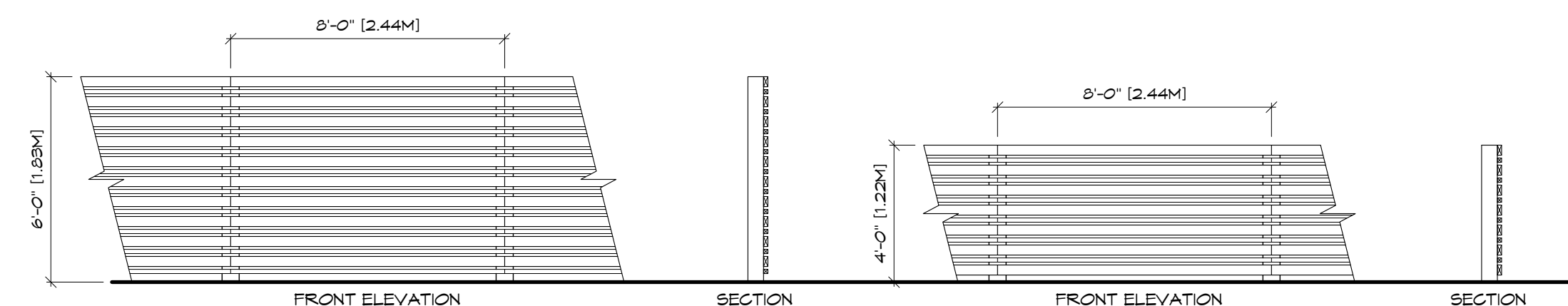
REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	ADDED LIMITING DISTANCE CALCULATION, PARKING STALL DIMENSIONS INDICATED, GARAGE SIZE	OCT. 22/18		
2	REVISED WALL FINISH, ADD OPAQUE GLAZING	NOV. 16/18		
				DP3
				Proj.No. -



STREETSCAPE
SCALE 1:100



STREETSCAPE
SCALE 1:100

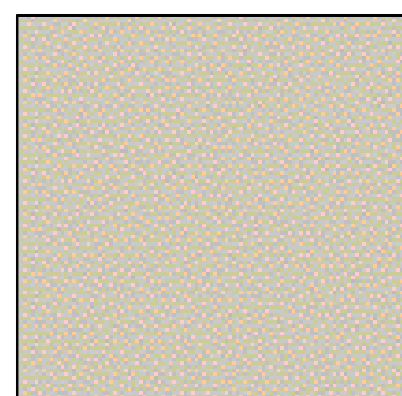


NO APPLIED FINISH
CEDAR FENCING

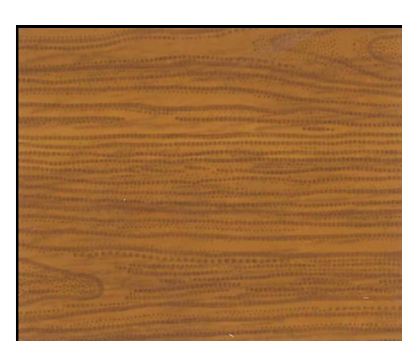
Proposed Fence Design
SCALE 1/4" = 1'-0"



HARDIE COLOUR "IRON GREY"
HARDIE SIDING (SMOOTH)



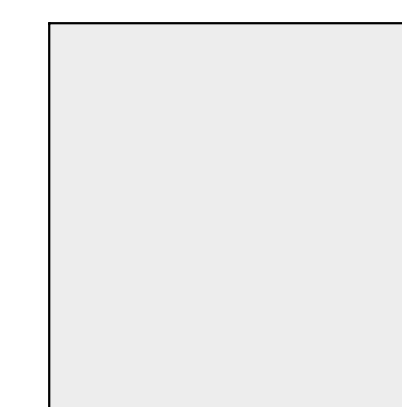
HARDIE COLOUR "COBBLE STONE"
HARDIE PANEL (SMOOTH)



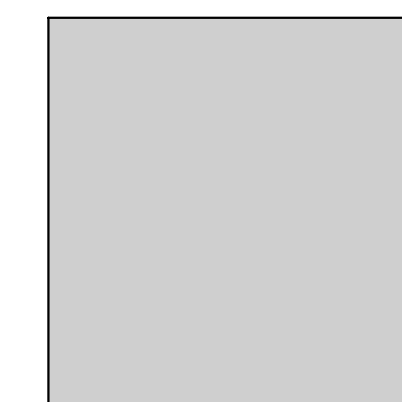
STAINED FINISH "NATURAL"
T&G CEDAR SOFFIT



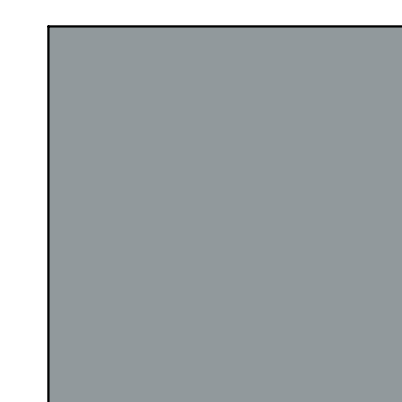
Front Elevation
SCALE 1:50



METAL ROOFING
"REGENT GRAY"
ROOF SHINGLES



VINYL
"MORNING SKY GRAY"
WINDOWS



PREFINISHED METAL "REGENCY
GREY"
FLASHING GUTTERS AND
DOWNSPOUTS

ISSUED FOR ZONING
COMMENTS
DECEMBER 4, 2018



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Date: October 10, 2017

Scale: AS NOTED

Project:
1708
CORONATION AVE
REZONING

Title:
STREETSCAPE &
COLOUR
SELECTIONS

REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	ADDED STREETSCAPE	OCT. 22/18		DP4
2	NO CHANGES	NOV. 16/18		Proj.No. -